



Address: [9041 SAN JOAQUIN TR](#)
City: FORT WORTH
Georeference: 34557-28-28
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.7962867282
Longitude: -97.1833849287
TAD Map: 2096-408
MAPSCO: TAR-067A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIVER TRAILS ADDITION Block
28 Lot 28

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$341,285
Protest Deadline Date: 5/24/2024

Site Number: 06780377
Site Name: RIVER TRAILS ADDITION-28-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,709
Percent Complete: 100%
Land Sqft^{*}: 6,882
Land Acres^{*}: 0.1580
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SMITH SHARON JEAN
Primary Owner Address:
9041 SAN JOAQUIN TR
FORT WORTH, TX 76118-7529

Deed Date: 4/8/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| SMITH DEUEL C EST;SMITH SHARON J | 10/31/2002 | 00161070000057 | 0016107 | 0000057 |
| COX ANTHONY B;COX LORRAINE | 1/12/1996 | 00122290001411 | 0012229 | 0001411 |
| CRESCENT BUILDERS INC | 9/14/1995 | 00121020001934 | 0012102 | 0001934 |
| RIVER TRAILS LAND & CATTLE INC | 9/13/1995 | 00121020001934 | 0012102 | 0001934 |
| DTT CORPORATION | 1/1/1995 | 00000000000000 | 0000000 | 0000000 |

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$271,285 | \$70,000 | \$341,285 | \$341,285 |
| 2024 | \$271,285 | \$70,000 | \$341,285 | \$319,824 |
| 2023 | \$302,778 | \$50,000 | \$352,778 | \$290,749 |
| 2022 | \$238,354 | \$50,000 | \$288,354 | \$264,317 |
| 2021 | \$190,288 | \$50,000 | \$240,288 | \$240,288 |
| 2020 | \$173,919 | \$50,000 | \$223,919 | \$223,919 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.